



Legislative & Rules Committee – Board of Representatives

Eileen Heaphy, Chair

Elise Coleman, Vice Chair

Committee Report

Date: Monday, April 17, 2017

Time: 7:00 p.m.

Place: Democratic Caucus Room, 4th Floor Government Center, 888 Washington Boulevard, Stamford, CT

The Legislative & Rules Committee met as indicated above. In attendance were Chair Heaphy and Committee Member Reps. Coleman, Day, Mitchell, Nabel, Okun, Ryan, Silver and Zelinsky. Also present were Burt Rosenberg and Chris Dellaselva, Law Department; Mike Handler, Director of Administration; Michael Pollard, Chief of Staff; Mayor Martin; Gregg Burton, Carmody Torrance Sandak & Hennessey, David McCarthy, Heritage Housing, Inc. and Lou Finkle, Professional Construction Services.

Chair Heaphy called the meeting to order at 7:06 p.m.

Item No.	Description	Committee Action
1. LR29.080	RESOLUTION; Approving the Assignment of a Tax Abatement Agreement Between The City Of Stamford And Forest City Sound View Associates to RAHF IV Shippan, LLC. 04/06/17 – Submitted by Mayor Martin	APPROVED 9-0-0

Mr. Rosenberg explained that this resolution is for the assignment of an existing abatement. Mr. McCarthy reviewed the attached [factsheet](#) describing the transaction. In response to questions from the Committee, he explained that this property will remain senior affordable housing and none of the current residents will lose their residences. Without any action, this property could go to market as market rate housing in 2020. The City receives 10% of the gross income of the property.

A motion to approve this resolution was made, seconded and approved by a vote of 9-0-0 (Reps. Heaphy, Coleman, Day, Mitchell, Nabel, Okun, Ryan, Silver and Zelinsky in favor).

2. LR29.081	ORDINANCE <u>for publication</u> ; Concerning Relaxing Sec. 47-17; Requiring Contractors To Directly Perform 30% Of Public Works Projects. 04/07/17 – Submitted by Mayor Martin	APPROVED, AS AMENDED, 9-0-0
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Mr. Pollard and Mr. Dellaselva explained that this ordinance is a response to changes in practices within the construction industry and is outdated. For larger jobs, contractors are no longer able to self-perform 30% of the job. As a result, there is less competition and higher prices for jobs. Most contractors use subcontractors. Increasing competition reduces the cost of the jobs. Other towns and cities in Connecticut do not have this rule, but may require it on an individual basis in smaller jobs. This requirement could be included in bid documents.

Mr. Finkle stated that he is a professional estimator and has reviewed how contractors do their work. Most contractors can't meet this requirement and won't bid on a job. This mandate is costing the city money.

Eliminating this requirement completely would not affect the City entering into PLAs with contractors, in which the City negotiates with unions that labor for specified trades on a job is provided by union workers and the contractor agrees.

Mayor Martin stated that he would be happy to have this provision eliminated completely.

A motion to amend this ordinance to delete §47-17 was made, seconded and approved by a vote of 9-0-0(Reps. Heaphy, Coleman, Day, Mitchell, Nabel, Okun, Ryan, Silver and Zelinsky in favor). A motion to approve the ordinance, as amended, for publication was made, seconded and approved by a vote of 9-0-0(Reps. Heaphy, Coleman, Day, Mitchell, Nabel, Okun, Ryan, Silver and Zelinsky in favor).

3. [LR29.063](#) ORDINANCE for publication; Repealing Chapter 6, **APPROVED 9-0-0**
Article XI of the Code of Ordinances, Concerning
the Smith House Board of Directors. .
01/06/16 – Submitted by President Skigen
01/19/16 – Held in Committee

4. [LR29.064](#) ORDINANCE for publication; Repealing Chapter 40, **APPROVED 9-0-0**
Article XXXIV of the Code of Ordinances,
Concerning the Executive Director - Smith House.
01/06/16 – Submitted by President Skigen
01/19/16 – Held in Committee

Mr. Handler explained that the City has transferred operation and control of Smith House and there is no longer any reason to have these ordinances in the Code. A motion to approve LR29.063 for publication was made, seconded and approved by a vote of 9-0-0(Reps. Heaphy, Coleman, Day, Mitchell, Nabel, Okun, Ryan, Silver and Zelinsky in favor).

A motion to approve LR29.064 for publication was made, seconded and approved by a vote of 9-0-0(Reps. Heaphy, Coleman, Day, Mitchell, Nabel, Okun, Ryan, Silver and Zelinsky in favor).

Chair Heaphy adjourned the meeting at 7:57 p.m.

Respectfully submitted,
Eileen Heaphy, Chair

This meeting is on [video](#).